WASHINGTON TOWNSHIP
PLANNING BOARD
May 6, 2025
REGULAR PLANNING BOARD MEETING MINUTES

Planning Board Chairman Mr. Frattali called this Regular meeting of the Washington Township Planning Board to order at 6:01pm. The Open Public Meetings Act Statement was read by Mr. Frattali, which the Flag Salute followed

Mayor DellaPia sworn in newly appointed member Frank Alexander as Alternate #1- 1/1/2025-12/31/2025

Planning Board Solicitor, Timothy Scaffidi swore in Township Professionals, Joseph Petrongolo, Planning Board Planner

Christine Ciallella-Planning Board Secretary took Roll Call as follows:
Present: Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mayor DellaPia, Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Frattali
ABSENT: Mr. Del Borrello, Mr. Woodington

Mr. Frattali commented that the applicant Washington Woods/D.R. Horton 310 Salina Road, Block 16, Lots 4, 6, and 7, Escrow #0213 has postponed until June 3, 2025.

Mr. Frattali commented that the applicant R & R Group Development, LLC 111 Ganttown Road, Block 111.09, Lot 7.03 & 7.04 has been postponed until May 20, 2025.

RESOLUTIONS

2025-15 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A WAIVER OF SITE PLAN APPROVAL FOR THE APPLICANT, KENNEDY UNIVERSITY HOSPITAL, INC., BLOCK 81, LOT 3.06 435 HURFFVILLE CROSSKEYS ROAD, WASHINGTON TOWNSHIP, NEW JERSEY APPLICATION #0235 Mr. Frattali asked for a motion to approve Resolution 2025-15. Mr. Centrone made a motion, which was seconded by Mr. Spinelli.

Ms. Ciallella took roll call as follows:
In Favor: Mr. Centrone, Mr. Spinelli, Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mr. Altamuro, Mr. Ludwig, Mr. McPoyle, Mr. Frattali
Abstain: None
Absent: Mr. Del Borrello, Mr. Woodington
Opposed: None

2025-16 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY SITE PLAN AND MAJOR SITE PLAN APPROVAL TO THE APPLICANT, TOWER COMMONS SELF STORAGE FOR BLOCK 8, LOT 1.05 123 EGG HARBOR ROAD APPLICATION #0175 Mr. Frattali asked for a motion to approve Resolution 2025-16. Mr. McPoyle made a motion, which was seconded by Mayor DellaPia.
Ms. Ciallella took roll call as follows:
In Favor: Mr. McPoyle, Mayor DellaPia, Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Ludwig Mr. Spinelli, Mr. Frattali
Abstain: None
Absent: Mr
Opposed: None

REVIEW AND RECOMENTDATION

O009-2025 ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 254 ENTITLED "TREES" Mr. Petrongolo explained to the board, that the proposed ordinance would amend and clarify the standards for tree removal and replacement to be consistent with New Jersey Department of Environmental Protection Model Tree Removal/Replacement Ordinance. Mr. Petrongolo stated that this ordinance is consistent with and in conformance with the intent of the Master Plan of the Township of Washington. Mr. Frattali asked for a motion to recommend Ordinance O009-2025 to Council. Mr. Altamuro motioned. Mayor DellaPia seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mr. Altamuro, Mayor DellaPia, Mr. Alexander, Mr. Bidinger, Mr. Centrone, Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Frattali
Abstain: None
Absent: Mr. Del Borrello, Mr. Woodington
Opposed: None

OLD BUSINESS/NEW BUSINESS

Members had nothing to report

Public Participation

Mr. Frattali asked for a motion to open to the public. Mr. McPoyle motioned. Mr. Centrone seconded. All was in Favor. No one from the public wished to speak.. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. McPoyle, which was seconded by Mr. Frattali. All was in favor.

Adjournment

Mr. Frattali stated the next regular scheduled Planning Board meeting is May 20, 2025. Mr. Frattali motioned to adjourn the meeting. Mr. Centrone motioned, which was seconded by Mr. Frattali. All was in favor. The meeting adjourned at 6:12pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held on May 6, 2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Christine Ciallella

Christine Ciallella, RMC/CMR
Planning Board Secretary

Cc: Mayor
Business Administrator
Council
Township Clerk